

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 8C
From: Staff
Date: June 19, 2015 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Belle Glade Comprehensive Plan
Amendment No. 15-2ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Belle Glade includes a change to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation on 22.2 acres known as the Sweet Estates. The property was recently annexed by the City of Belle Glade. The amendment is to change the future land use designations from Palm Beach County Institutional (INST) (15.60 acres) and Industrial (IND) (6.60 acres) to the city designation of Residential. The subject property is located on the east side of U.S. Highway 441/98 and the south side of James Wheeler Way. The future land uses on adjacent properties include Institutional to the north; and Industrial to the east, south and west.

The site contains several buildings and it was previously used as a work camp in conjunction with the former site of the State of Florida Glades Correctional Institute, which occurred on adjacent property to the west. The intent of the proposed designation of Residential is to allow farm worker housing. The applicant has indicated that they are not planning to increase the

density previously developed on the site as part of the work camp. However, the maximum potential residential development that could be developed on the property is 777 residential units (35 dwelling units/acre). The city staff report indicates that the proposed use is consistent with the needs identified by the city for a range of housing options including those uses serving a large farm labor population. The analysis provided with the amendment package did not identify any significant issues related to the provision of public facilities and services available to support the proposed change. A traffic analysis submitted with the amendment package concluded that the adopted level of service standards are anticipated to be met on any roadways significantly impacted by the proposed change.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from Palm Beach County, City of Pahokee, and City of South Bay. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to the City of Belle Glade and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Property Location Map
- 3 Aerial Photograph
- 4 Existing Future Land Use Map
- 5 Proposed Future Land Use Map

Exhibit 1 General Location Map

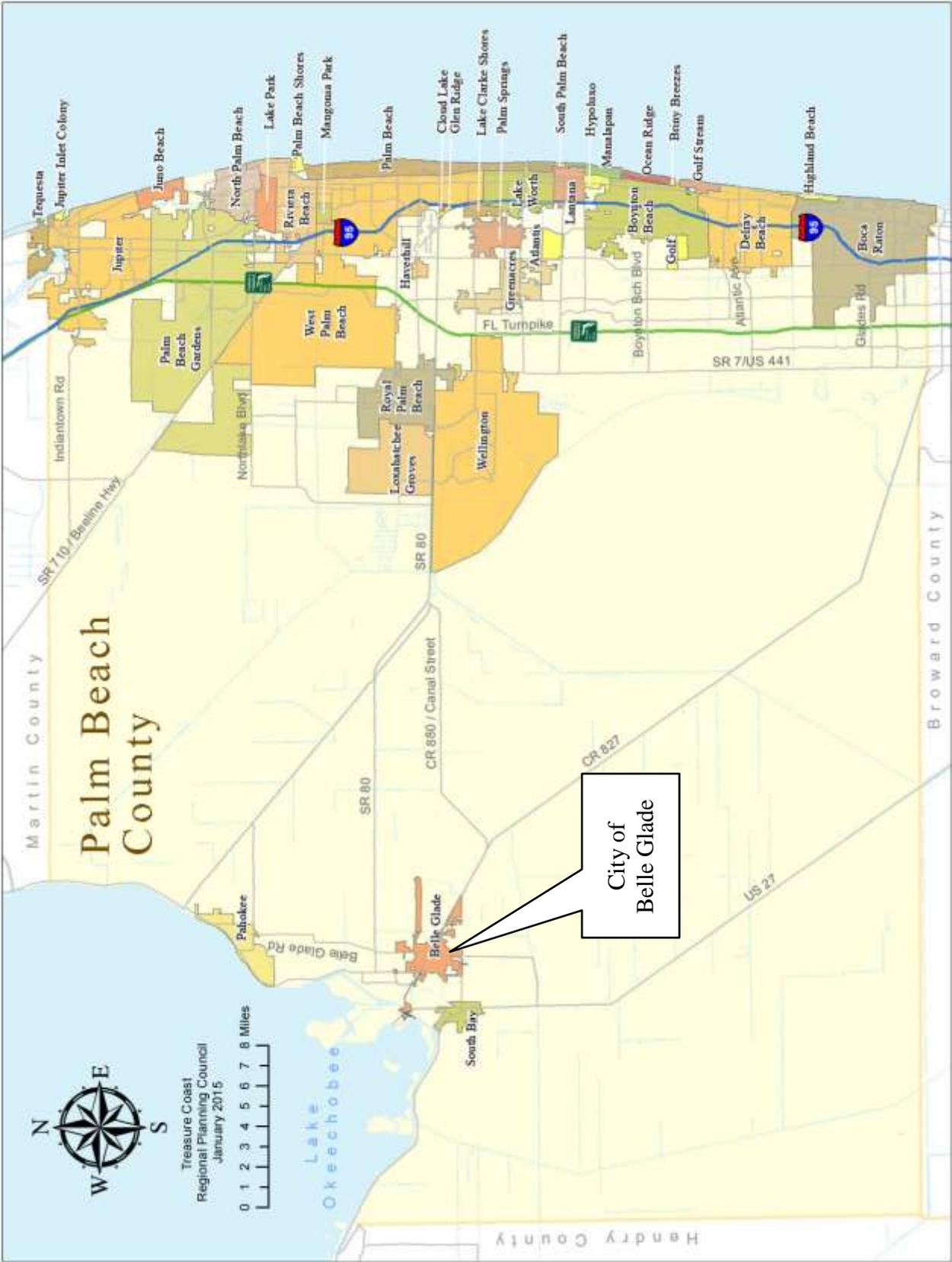


Exhibit 2 Property Location Map

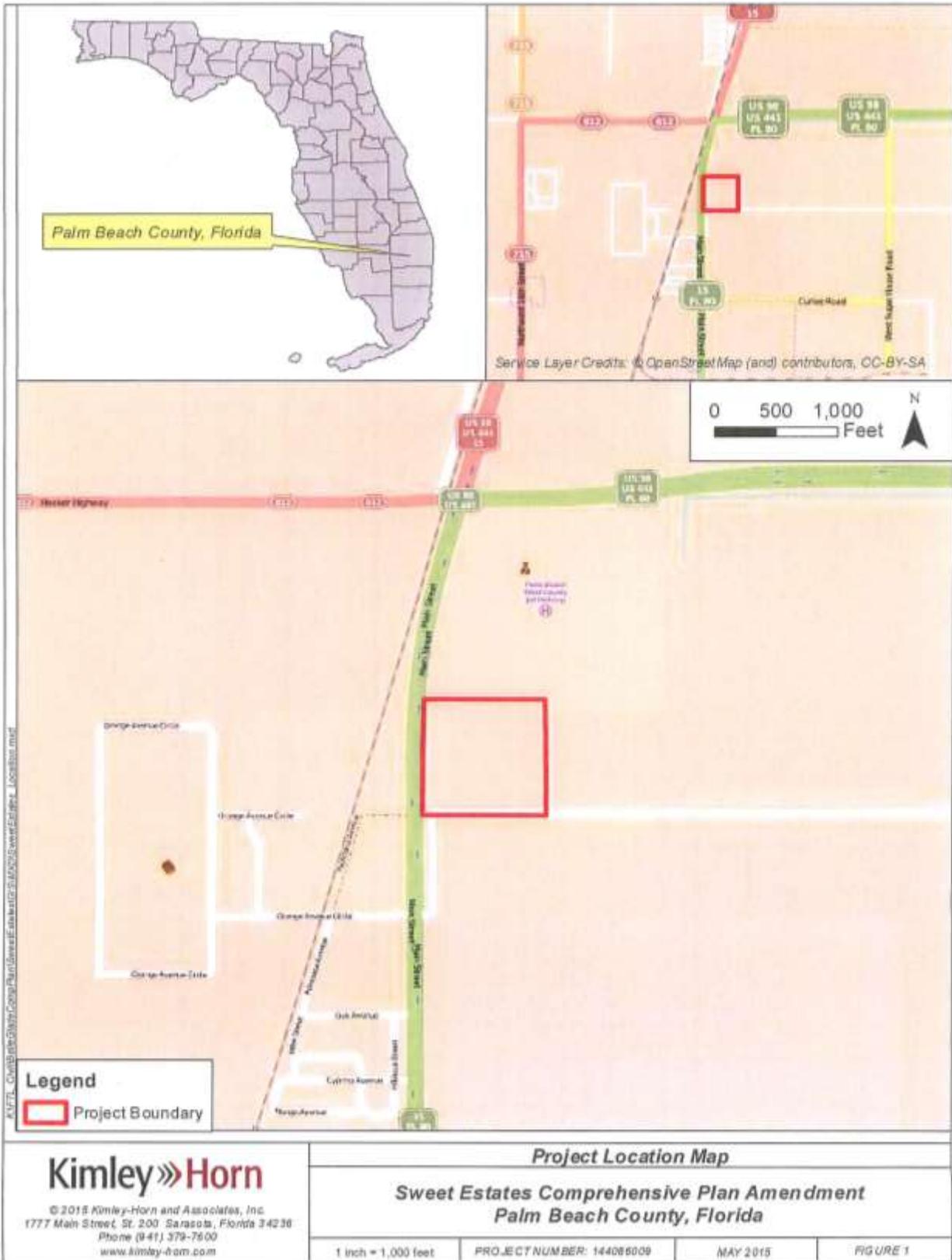


Exhibit 3
Aerial Photograph



Exhibit 4 Existing Future Land Use Map



Exhibit 5 Proposed Future Land Use Map

